



# City of Carmel

## CARMEL PLAN COMMISSION AGENDA

**May 16, 2006**

**6:00 p.m.**

**City Hall, 2nd Floor**

**One Civic Square**

**Carmel, IN 46032**

### Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Public Hearings:**

**1H. Docket No. 06010003 Z: Guerrero Property PUD – CONTINUED TO JUNE 20**

The applicant seeks to rezone 38.8 acres from S1/Residential to PUD/Planned Unit Development for the purpose of developing attached single-family residences and townhomes.

The site is located at the northwest corner of Towne Road and 131<sup>st</sup> Street.

Filed by Charles Frankenberger of Nelson and Frankenberger for Indiana Land Development Co.

**2H. Docket No. 06010025 DP/ADLS: Huntington National Bank**

The applicant seeks Development Plan, Architectural Design, Lighting, and Signage approval for 1.155 acres, for the purpose of building a bank on an outlot on a larger retail commercial parcel.

The site is located at 10925 North Michigan Road and is zoned B2/Business.

Filed by Brad Schneider of Professional Design Group for Huntington National Bank.

**3H. Docket No. 06030028 SW: Village on the Monon  
SCO Chapter 7.05.07, Woodlands**

Request to allow for a reduction in the number of trees preserved.

The site is located at 1320 Rohrer Road and is zoned R1 Residential

Filed by Kevin Roberts of DeBoy Land Dev. Services for The Anderson Corp.

- 4H. **Docket No. 06040007 DP/ADLS: Riverview Medical Park, Ph 2**  
The applicant seeks site plan & architecture approval for a medical office building. The site is located at 14555 Hazel Dell Pkwy and is zoned PUD/Planned Unit Development. Filed by Mark Monroe of Wooden & McLaughlin LLP.
- 5H. **Docket No. 06040017 PUD: Townhomes at Central Park**  
The applicant seeks to create 110 townhomes on 8.8 acres. The site is located at 11400 Westfield Blvd. and is zoned R1 Residential. Filed by Mary Solada of Bingham McHale for Mann Properties.
- 6H. **Docket No. 06030024 DP Amend/ADLS: Carmel Family Physicians**  
The applicant seeks approval for the construction of a medical office building. The site is located at 310 Medical Drive and is zoned B-8. Filed by Mike Armstrong of Shamrock Builders for Carmel Family Physicians.
- 7H. **Docket No. 06030025 DP Amend/ADLS Amend: Pearson Ford**  
The applicant seeks Development Plan, Architectural Design, Lighting, and Signage Amendment approval for 30 acres, for the purpose building an addition to an existing building, for vehicle collision repair. The site is located at 10650 North Michigan Road and is zoned B3/Business. The site is located partially within the US 421/Michigan Road Overlay District. Filed by John Pearson of Pearson Realty, LLC, for Pearson Ford.
- 8H. **Docket No. 06040021 CP: Comprehensive Plan Update 2006**  
The applicant seeks to update and reformat the Carmel/Clay Comprehensive Plan. Filed by the Carmel Department of Community Services.
- 9H. **Docket No. 06040002 SW: Woods at Lions Creek**  
The applicant seeks the following subdivision waiver:  
**06040002 SW** SCO Chapter 6.03.20 Request to allow private streets  
The site is located at east of W. 138<sup>th</sup> Street and West road and is zoned S1 Residential  
Filed by Dave Barnes of Weihe Engineering for JC Developers, LLC.

**I. Old Business**

- 1I. **Docket No. 06020016 PP: Woods at Lions Creek**  
The applicant seeks to plat 33 lots on 59.097 acres.  
The applicant also seeks the following Subdivision Waivers:  
**Docket No. 06020019 SW:** SCO Chapter 6.05.01  
Lots – request to permit lots with less than 50 feet of right of way frontage  
**Docket No. 06020020 SW:** SCO Chapter 6.05.07  
Orientation of Home – request to allow dwellings to face internal street  
**Docket No. 06020021 SW:** SCO Chapter 6.03.07  
Cul-de-sac Length – request to have cul de sac in excess of 600 feet in length  
**Docket No. 06020022 SW:** SCO Chapter 6.03.21  
Stub Streets – Request to have only one point of access (no stub streets)  
The site is located at 4343 W. 138<sup>th</sup> Street and is zoned S1 Residential  
Filed by Allen Weihe of Weihe Engineering for JC Developers, LLC.
- 2I. **Docket No. 05120026 Z and 05120027 DP/ADLS: Village Green PUD**  
The applicant seeks to rezone 9.42 acres from R2/Residential to PUD/Planned Unit Development for the purpose of creating 50 townhomes.  
The site is located 211 W. Smokey Row Rd.  
Filed by Jim Shinaver of Nelson and Frankenberger for Bay Development Co. and Drees Premiere Homes Inc.
- 3I. **Docket No. 06010008 Z: Midtown Village PUD**  
The applicant seeks to rezone 18.82 acres from I1/Industrial to PUD for the purpose of creating mixed use development.  
The site is located at 510 Third Avenue SW and is zoned I1/Industrial.  
Filed by Lawrence Kemper of Nelson and Frankenberger for Centex Homes.
- 4I. **Docket No. 06020010 PP: Stafford Lane**  
The applicant seeks to plat 51 lots on 29.079 acres.  
**Docket No. 06030022 SW:** SCO Chapter 6.05.07  
Orientation of Home – request to allow dwellings to face internal street  
The site is located south of 146<sup>th</sup> Street and west of Gray Road, and is zoned R1  
Filed by Matthew Skelton of Bingham McHale, LLP, for Drees Homes.

**J. New Business**

**K. Adjournment**